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**BOARD OF TOWN TRUSTEES**  
**TOWN OF SOUTHOLD**

**AGENDA**

**Wednesday, July 20, 2016**

**5:30PM**

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Tuesday, August 9, 2016 at 8:00 AM  
NEXT TRUSTEE MEETING: Wednesday, August 17, 2016 at 5:30 PM  
WORK SESSIONS: Monday, August 15, 2016 at 4:30 PM at Downs Farm, and on  
Wednesday, August 17, 2016 at 5:00 PM at the Main Meeting Hall

MINUTES: Approve Minutes of June 22, 2016.

- I. **MONTHLY REPORT:** The Trustees monthly report for June 2016. A check for \$7,679.37 was forwarded to the Supervisor's Office for the General Fund.
- II. **PUBLIC NOTICES:** Public Notices are posted on the Town Clerk's Bulletin Board for review.
- III. **STATE ENVIRONMENTAL QUALITY REVIEWS:**

RESOLVED that the Board of Trustees of the Town of Southold hereby finds that the following applications more fully described in Section VII Public Hearings Section of the Trustee agenda dated Wednesday, July 20, 2016, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Neil Stronski & Patti Perez – SCTM# 1000-111-15-11  
Cathy & Anthony Iasello – SCTM# 1000-123-5-24.1  
Robert & Florence Taylor – SCTM# 1000-116-5-11  
Brim Fishers Island Trust, c/o John Brim – SCTM# 1000-4-3-3

**IV. RESOLUTIONS - ADMINISTRATIVE PERMITS:**

1. Nancy Dwyer Design Consulting, Inc. on behalf of **MARK & SUSAN MELILLO** request an Administrative Permit to add a roof over existing 5'x17' front entry porch; remove

seaward deck attached to existing dwelling with attached garage and construct a new 17'x32' on-grade patio and new 17'x32' second story deck. Located: 685 Oakwood Court, Southold. SCTM# 1000-90-4-21

2. **MICHAEL R. WILSON & GILLIAN M. WILSON FAMILY ASSET MANAGEMENT TRUST** requests an Administrative Permit to install an approximately 21'x15' patio underneath existing deck; and replacing grass to various types of plants in nearby areas. Located: 590 Tarpon Drive, Southold. SCTM# 1000-57-1-6
  
3. **CASTELFORTE LLC** requests an Administrative Permit for the existing 144' of 3' high split-rail fencing along the side yard lot line; and to install an additional 56' of same fencing off of the seaward end of existing. Located: 2100 Glenn Road, Southold. SCTM# 1000-78-2-38
  
4. Suffolk Environmental Consulting on behalf of **JOSEPH TOWNSEND, JR.** requests an Administrative Permit to construct an 8'x12' addition onto the side of dwelling for a handicapped bathroom. Located: 13135 Route 25, East Marion. SCTM# 1000-31-5-10.1
  
5. **THOMAS & BARBARA BALL** request an Administrative Permit to reinforce footings to existing deck attached to dwelling; and to install an 86"x86"x37" hot tub onto existing deck. Located: 1890 Arshamomaque Avenue, Southold. SCTM# 1000-66-2-46
  
6. **JEFF TYZIK** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to hand-cut Common Reed (*Phragmites australis*) to 12" in height by hand, on an as needed basis within a 160sq.ft. area. Located: 545 Reeve Avenue, Mattituck. SCTM# 1000-114-9-9
  
7. Joan Chambers on behalf of **SEA BREEZE VILLAGE CONDOMINIUMS, c/o EDMUND JOHN TIEDEMANN, PRESIDENT** requests an Administrative Permit to replace the existing seaside decks on all 16 condominium units; for Units 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B, and 4C construct a proposed 139sq.ft. upper deck with a 13.7sq.ft. stair landing, and 41.69sq.ft. staircase to ground; Unit 1D construct a proposed 240sq.ft.

upper deck, a 13.7sq.ft. stair landing and a 41.69sq.ft. staircase to ground; Units 2D, 3D and 4D construct a proposed 205.8sq.ft. upper deck, a 13.7sq.ft. stair landing, and a 41.69sq.ft. staircase to ground. Located: Sea Breeze Village Condominiums, 60125 Route 48, Greenport. SCTM# 1000-44.1-1 - Lots 1 through 16

8. Chris Antonello on behalf of **JOINT INDUSTRY BOARD OF ELECTRIC INDUSTRIES EDUCATIONAL AND CULTURAL HOLDINGS** requests an Administrative Permit for a Ten (10) Year Maintenance Permit for periodic beach maintenance and clean up consisting of removing debris from the beach from approximately 10' above mean high water to the existing concrete wall using rubber tired machinery and/or hand raking. Located: 3800 Duck Pond Road, Cutchogue. SCTM# 1000-83-2-17.3
  
9. Twin Fork Landscape Contracting, Inc. on behalf of **ROBERT G. BOMBARA** requests an Administrative Permit for the as-built landscaping surrounding the dwelling; to revegetate an area on the seaward side of dwelling using indigenous plant material, (30) 5 gallon Bayberry and (20) 5 gallon Beach Plum; and to install a 4' wide pea gravel path in order to provide beach access. Located: 1725 North Sea Drive, Southold. SCTM# 1000-54-4-19

**V. APPLICATIONS FOR EXTENSIONS/TRANSFERS/ADMINISTRATIVE AMENDMENTS:**

1. **CHERYL L. HANSEN REVOCABLE TRUST** requests a One-Year Extension to Wetland Permit #8489, as issued on August 20, 2014. Located: 405 Williamsberg Drive, Southold. SCTM# 1000-78-5-17
  
2. **ILSE TROMBONE** requests the Last One-Year Extension to Wetland Permit #8276, as issued on August 21, 2013. Located: 9180 Nassau Point Road, Cutchogue. SCTM# 1000-118-6-5.1
  
3. **ARTHUR TORELL** requests a One-Year Extension to Wetland Permit #8268, as issued on August 21, 2013. Located: 365 Westwood Lane, Greenport. SCTM# 1000-33-2-10 & 11

4. **STEVEN & ANDREA KOLYER** requests a Transfer of Wetland Permit #1793 from Albert Montoya & Ellen Violet to Steven & Andrea Kolyer and Ellen Violet, as issued on March 13, 1984, and Amended on July 22, 1988. Located: Off Pleasant Inlet, Cedar Point Drive, Southold. SCTM# 1000-90-2-17&18

## **VII. RESOLUTIONS – OTHER:**

1. RESOLVED, that the Southold Town Board of Trustees hereby **AMENDS** a Resolution Adopted on July 22, 2015 regarding the property located at 565 Gull Pond Lane, Greenport, SCTM# 1000-35-4-28.27 to read as follows:  
RESOLVED, that the Southold Town Board of Trustees hereby **APPROVES** the request of Jeffrey Patanjo on behalf of **JOHN & BARBARA SEVERINI** for a Wetland Permit to remove and replace existing 145 linear feet of deteriorated timber bulkhead with vinyl bulkhead in same location as existing and raised 2' higher; installation of a 10 linear foot bulkhead return; remove existing and construct new 4'x6' timber platform; remove and replace existing 3'x16' aluminum ramp; relocate existing 6'x80' floating dock 20' south of existing location; fill in existing area of boat launching ramp with 35 cubic yards of clean sand fill landward of proposed bulkhead; remove and replace 442sq.ft. deck in same location as existing; and to install and perpetually maintain a 5' wide non-turf buffer along the landward edge of the bulkhead. Located: 565 Gull Pond Lane, Greenport. SCTM# 1000-35-4-28.27

## **VIII. PUBLIC HEARINGS:**

THIS IS A PUBLIC HEARING IN THE MATTER OF THE FOLLOWING APPLICATIONS FOR PERMITS UNDER THE WETLANDS ORDINANCE OF THE TOWN OF SOUTHOLD. I HAVE AN AFFIDAVIT OF PUBLICATION FROM THE SUFFOLK TIMES. PERTINENT CORRESPONDENCE MAY BE READ PRIOR TO ASKING FOR COMMENTS FROM THE PUBLIC.

PLEASE KEEP YOUR COMMENTS ORGANIZED AND BRIEF.  
FIVE (5) MINUTES OR LESS IF POSSIBLE

## **WETLAND & COASTAL EROSION PERMITS:**

1. Michael Kimack on behalf of **SOUTHOLD SUNSETS, LLC** requests a Wetland Permit and a Coastal Erosion Permit to demolish the existing one-story dwelling, decks, enclosed porch, concrete walk, foundation and shed; construct a raised two-story 1,600sq.ft. dwelling on a piling system with a first floor 1,097sq.ft. covered porch/cantilevered open decking on north and east sides for a total first floor footprint of 2,697sq.ft.; first floor elevation to be 16'; second floor loft to be 322sq.ft. with a 224sq.ft. balcony walkway and a 158.6sq.ft. open deck; abandon existing sanitary and install new septic system; install storm water management systems to contain runoff, and in

accordance to Ch. 236 of the Town Code; and install buried electrical services. Located: 4200 Kenney's Road, Southold. SCTM# 1000-54.-4-3

2. Docko, Inc. on behalf of **BRIM FISHERS ISLAND TRUST, c/o JOHN BRIM** requests a Wetland Permit and a Coastal Erosion Permit to construct a 4' wide by +/-181 linear foot long fixed wood pile and timber pier; a 3.5'x20' ramp; an 8'x20' floating dock with four (4) restraint piles; install four (4) tie-off piles; relocate boulders within the vicinity of the proposed float and berthing areas under the new pier; and on top of existing concrete foundation pier located in beach area construct a proposed +/-18'x28' wood platform. Located: 3206 Brooks Point Road, Fishers Island. SCTM# 1000-4-3-3  
**POSTPONED**

#### **WETLAND PERMITS:**

1. J.M.O. Environmental Consulting on behalf of **Z&S CONTRACTING INC., c/o THOMAS SHILLO** requests a Wetland Permit to demolish existing single-family dwelling and detached garage; construct new 2,764sq.ft. single-family dwelling with attached garage and 602sq.ft. covered porch; abandon existing and install a new associated sanitary system landward of dwelling; construct a 417sq.ft. open terrace with stone on grade; construct a 204sq.ft. plunge pool with retaining wall on seaward side; and install a rain garden. Located: The Gloaming, Fishers Island. SCTM# 1000-10-10-2
2. En-Consultants on behalf of the **ESTATE OF HARRIET E. GAMPER** requests a Wetland Permit to construct approximately 184 linear feet of vinyl bulkhead in-place of existing timber bulkhead and backfill with approximately 25 cubic yards of clean sand fill to be trucked in from an approved upland source; remove existing 5'x22.5' wood ramp and install a 3'x26' aluminum ramp to existing 10'x30' fixed concrete dock with wood decking; and construct a new ±16' section of vinyl bulkhead within 14" of existing concrete wall/boathouse foundation wall. Located: 2895 Wells Avenue, Southold. SCTM# 1000-70-4-13
3. DKR Shores, Inc. on behalf of **WILLIAM & JILL HANSEN** requests a Wetland Permit to construct a 4'x33' fixed catwalk with steps elevated 4-½' above grade using open-grate decking; and install an elevated 4'x6' lower platform with ladder to access watercraft. Located: 1455 Ole Jule Lane & 1570 Ole Jule Lane 10' Wide Right of Way, Mattituck. SCTM# 1000-122-5-1 (Dominant) & 1000-122-4-3 (Servient)

4. Michael Kimack on behalf of **NEIL STRONSKI & PATTI PEREZ** request a Wetland Permit for the as-built raised 15.2'x37' wood deck attached to dwelling; as-built 11'x18' wood deck at bulkhead; as-built 12.5'x13.5' storage area in retaining wall and under wood deck; remove existing wood steps and landing off northeast corner of deck at house; remove the highest level wood deck (located at bottom of staircase), and convert to a planting area; remove elevated square wood structure off bottom of main staircase, fill area with dirt and stabilize slope by terracing and plating with beach grass; remove an approximately 115' long wood retaining wall at top of bank and continuing around south side of house; remove approximately 55' of wood retaining wall down slope from top of bank; existing wood deck over storage area to be rebuilt and reduced in size to 14'x14'; construct two new 30sq.ft. platforms with stairs, and add two new steps to bottom of the existing main staircase; reduce existing landing size and add two new steps to wide staircase leading to existing 11'x18' lower deck at bulkhead; construct a new +/-185' long wood retaining wall down slope from two wood retaining walls which are to be removed, match top of wall to grade elevation at wood retaining wall at top of bank and backfill to grade with approximately 15' of the new retaining wall near southerly property line to be a two-step wall due to height increase; construct a 4'x8' pergola; construct two (2) at-grade level blue stone patios, one at 110sq.ft. and one at 234sq.ft.; construct interconnecting bluestone walkways at 3' in width and 68' in length; repair or rebuild existing wood retaining walls that are to remain as needed. Located: 7125 Nassau Point Road, Cutchogue. SCTM# 1000-111-15-11
  
5. Michael Kimack on behalf of **CATHY & ANTHONY IASELLO** requests a Wetland Permit to demolish rear deck attached to existing one-story 1,076.42 dwelling; add 3' of concrete block to existing foundation in order to raise the dwelling to a first floor elevation of 9'; construct 376.55sq.ft. of new foundation for an addition along easterly side of dwelling, and 57.40sq.ft. of new front foundation for an addition on the front northeasterly side for a total one-story dwelling footprint of 1,510.37; construct a new 68.70 entry deck on north side; construct new 544.69 waterside deck attached to dwelling; and construct three (3) new rain gardens for storm-water runoff. Located: 4295 Camp Mineola Road, Mattituck. SCTM# 1000-123-5-24.1
  
6. Suffolk Environmental Consulting on behalf of **ROBERT & FLORENCE TAYLOR** requests a Wetland Permit to demolish the existing cottage with attached deck; construct a 1,178sq.ft. footprint two-story dwelling with an 8'x18' attached deck and a variable 12'x30' attached porch; abandon existing sanitary system and install a new compliant sanitary system with surrounding 208 linear foot low-profile retaining wall; connect to public water; and install gutters to leaders to drywells in accordance to Chapter 236 of the Town Code-Storm Water Management. Location: 1010 Dean Drive, Cutchogue. SCTM# 1000-116-5-11

7. Thomas Wolpert, P.E. on behalf of **MILDRED M. PASCUCCI** requests a Wetland Permit for the as-built 10' wide path through the existing vegetation along the easterly side of the property to install a test well; construct a proposed two-story, single family dwelling with the first floor area to include 518sq.ft. of living space, a 1,445sq.ft. deck, a 336sq.ft. pool, a 70sq.ft. ramp, and 148sq.ft. of stairway; second floor to include 1,741sq.ft. of living space, a 345sq.ft. deck, 112sq.ft. of stairway, and a 625sq.ft. landing; install a sanitary system in an approximately 625sq.ft. area; construct a 2.5' high by 88' long retaining wall; install a 1,030sq.ft. pervious driveway; add approximately 630 cubic yards of clean fill onto property; and clear vegetation within a 9,557sq.ft. area on the property. Located: 305 Narrow River Road, Orient. SCTM# 1000-26-3-11  
**POSTPONED**

8. Jeffrey Patanjo on behalf of **SUSAN A. GHETTI** requests a Wetland Permit to replace existing damaged bulkhead by removing and constructing in-place a new 58 linear foot bulkhead using vinyl sheathing with an 8 linear foot long return installed at each end; reconstruct 4'x4' steps to beach; install approximately 40 cubic yards of clean sand fill landward of proposed bulkhead; and with all work to be accessed by land with no disturbance to the wetlands. Located: 625 Windy Point Lane, Southold. SCTM# 1000-87-4-8  
**POSTPONED**

9. Michael Kimack on behalf of **MICHAEL J. CONFUSIONE** requests a Wetland Permit to construct a 4'x50' treated wood fixed dock using thru-flow composite decking and 6" diameter dock piles installed 5' on-center; install a 3'x20' metal hinged ramp; install a 6'x20' treated wood floating dock using thru-flow composite decking with two (2) 8"-12" diameter float piles; overall length of proposed dock, ramp and float to be 90 feet; and to remove existing wood pilings within side yard property line on existing dock structure. Located: 1605 Westview Drive, Mattituck. SCTM# 1000-107-7-9  
**POSTPONED**

10. Charles Mogul on behalf of **ROGER PRAETORIUS** requests a Wetland Permit to construct a 4'x15' landward fixed ramp leading to a 4'x75' fixed dock using open-grate decking supported by 6" diameter marine piles seaward of the ordinary high water line and 4"x4" timber posts landward of the ordinary high water line; a 3'x20' hinged ramp; and a 6'x20' floating dock secured by two (2) 8" diameter marine piles. Located: 975 Westview Drive, Mattituck. SCTM# 1000-139-1-4.2  
**POSTPONED**

11. Costello Marine Contracting Corp. on behalf of **BRUCE AND ALLAN GOLDSMITH** request a Wetland Permit to remove 75' of existing bulkhead and 32' long return; construct 75' of new bulkhead and 32' west return in-place, in-kind using vinyl sheathing;

and to subsequently maintain the 10' wide non-turf buffer along the landward edge of the bulkhead. Located: 2550 Hobart Road, Southold. SCTM# 1000-64-3-8  
**POSTPONED**